



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 7-4-00, 5220 Davie Road

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Heritage Building

REPORT IN BRIEF: The applicant requests approval to construct a 3,500 square foot office building, landscaping and associated parking. The location will be on the east side of Davie Road between Griffin Road and Stirling Road on 1.4 acres combined between Lots 1 and 2. The site will be set up to provide office use on the front half of the site (35,000 sf. Lot 1) and a future residence on the back half of the site (26,106 sf. Lot 2). A variance application is in process to reduce the south landscape buffer from 10' to 1' for the length of 79', to reduce the north landscape buffer from 10' to 5' and to reduce the south side setback from 25' to 10'. The building will be a single story structure with a height of 19' to the roof deck. The overall appearance of the building will be extremely ornate with buff colored precast moldings, medallions and corner quoins. The base color scheme will be in a light terracotta with white window and door frames.

PREVIOUS ACTIONS: None

CONCURRENCES: The Site Plan Committee recommended approval subject to staff's recommendations with the addition that (1) someone needs to check the stamp on the plans to be sure that they were done by an architect and not an engineer; (2) the air conditioning needs to be mounted in the center of the roof; (3) petitioner needs to show ramp elevations with railings; (4) petitioner needs to come back before this board with samples of paint for the building; (5) petitioner needs to provide samples of ornamental material on the parapet which were termed as small squares (5-0, September 12, 2000).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 7-4-00 subject to the following conditions prior to the issuance of a building permit.*

1. Approval of the three variances for the north and south landscape buffer and side setback dimension.
2. Reflecting 3,500 square feet of office use in the parking calculations on sheet A-1.
3. Providing a hold harmless letter to the Town from the applicable utility companies where structures or pavement is proposed in an easement.
4. Reflecting 25' as the required right side setback in the zoning data on sheet A-1.
5. Providing a 50' radius turn-around for fire access at the rear of the office building.
6. Showing the property line on the lighting plan and providing spill lighting levels not to exceed .5 foot candles measured at the property line.
7. Identifying the proposed access route for handicap parking stalls.

Attachment(s): Planning report, Land use map, Subject site map, Aerial.

Item No.

Application #: SP 7-4-00
Heritage Building

Revisions:

Exhibit "A":

Original Report Date: September 9, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner/Agent:

Name: Christina Rodriguez

Address: 2109 Nova Village Dr.

City: Davie, Fl.

Phone: (954) 474-6974

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 5220 Davie Road

Land Use Plan Designation: Residential Office

Zoning: RO (Residential Office)

Existing Use: The subject site is undeveloped

Proposed Use: 3500 square foot office building

Parcel Size: 1.4 acres

Surrounding Land Use:

North: Residential/ residential/office

South: FPL easement/ Nursery

East: Residential

West: Batten's Farms across Davie Road

Surrounding Zoning:

North: A-1 (Agricultural District 1 du/ac)

South: A-1 (Agricultural District 1 du/ac)

East: CF (Community Facility District)

West: A-1 (Agricultural District 1 du/ac) across Davie Road

ZONING HISTORY

Related Zoning History: None

Previous Requests on Same Property: A variance is in review to reduce the south landscape buffer from 10'-0" to 1', reduce the north landscape buffer from 10'-0" to 5'-0" and to reduce the south side setback from 25'-0" to 10'-0".

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. The applicant requests approval to construct a 3,500 square foot office building, landscaping and associated parking. The location will be on the east side of Davie Road between Griffin Road and Stirling Road on 1.4 acres combined between Lots 1 and 2. The site will be set up to provide office use on the front half of the site (35,000 sf. Lot 1) and a future residence on the back half of the site (26,106 sf. Lot 2). A variance application is in process to reduce the south landscape buffer from 10' to 1' for the length of 79', to reduce the north landscape buffer from 10' to 5' and to reduce the south side setback from 25' to 10'.
2. *Building materials:* The building will be a single story structure with a height of 19' to the roof deck. The elevations reflect decorative columns and a covered entrance at the center of the front facade with double doors at each side of the entrance. The rear facade will be open to a covered terrace using decorative columns and arches. The overall appearance of the building will be extremely ornate with buff colored precast moldings, medallions and corner quoins. The base color scheme will be in a light terracotta with white window and door frames.
3. *Access points/number of parking spaces:* Access to the site will be provided by one ingress/egress point off of Davie Road. A 25' access easement is provided on the north side of the site for the future residential access to the rear of the property. Eighteen parking stalls are required with 18 provided.

4. *Landscaping:* The landscape plan proposes Royal Palms adjacent the to the front facade to emphasize the symmetrical architecture of the building. Green Buttonwood trees will line the north and south perimeters with Live Oaks at the rear. Interior trees consist of Sabal Palms and Red Maples in the areas of retention and flowering Crepe Myrtle trees along the north building wall. All of the Royal Palms along Davie Road will remain in place. Thirty percent open space is required with 45.13 % provided.
5. *Drainage:* On site drainage will be dispersed into the proposed retention areas.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within Planning Area No. 9 composed of predominantly agricultural in nature with scattered low-density single family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site is governed by the Plat titled “Heritage Building” restricted to 3,500 square feet of office use on lot 1 and one single family dwelling unit on lot 2.

Staff Analysis/ Findings of Fact

The site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above staff recommends **approval** of application **SP 7-4-00** subject to the following conditions prior to the issuance of a building permit:*

1. Approval of the three variances for the north and south landscape buffer and side setback dimension.
2. Reflecting 3,500 square feet of office use in the parking calculations on sheet A-1.
3. Providing a hold harmless letter to the Town from the applicable utility companies where structures or pavement is proposed in an easement.

4. Reflecting 25' as the required right side setback in the zoning data on sheet A-1.
5. Providing a 50' radius turn-around for fire access at the rear of the office building.
6. Showing the property line on the lighting plan and providing spill lighting levels not to exceed .5 foot candles measured at the property line.
7. Identifying the proposed access route for handicap parking stalls.

Site Plan Committee

SITE PLAN COMMITTEE RECOMMENDATION: Motion to approve subject to staff's recommendations with the addition that (1) someone needs to check the stamp on the plans to be sure that they were done by an architect and not an engineer; (2) the air conditioning needs to be mounted in the center of the roof; (3) petitioner needs to show ramp elevations with railings; (4) petitioner needs to come back before this board with samples of paint for the building; (5) petitioner needs to provide samples of ornamental material on the parapet which were termed as small squares (5-0, September 12, 2000).

Exhibits

1. Subject Site Map
2. Land Use Map
3. Aerial

Prepared by: _____

Reviewed by: __

RESIDENTIAL
5 DU/AC

RESIDENTIAL
1 DU/AC

SUBJECT SITE

SPECIAL CLASSIFICATION
RESIDENTIAL 2 DU/AC

2

RESIDENTIAL /
OFFICE

S.W. 64th Ave. (Davie Rd.)

S.W. 61st Ave. (Aires Rd.)

S.W. 55th Ct.

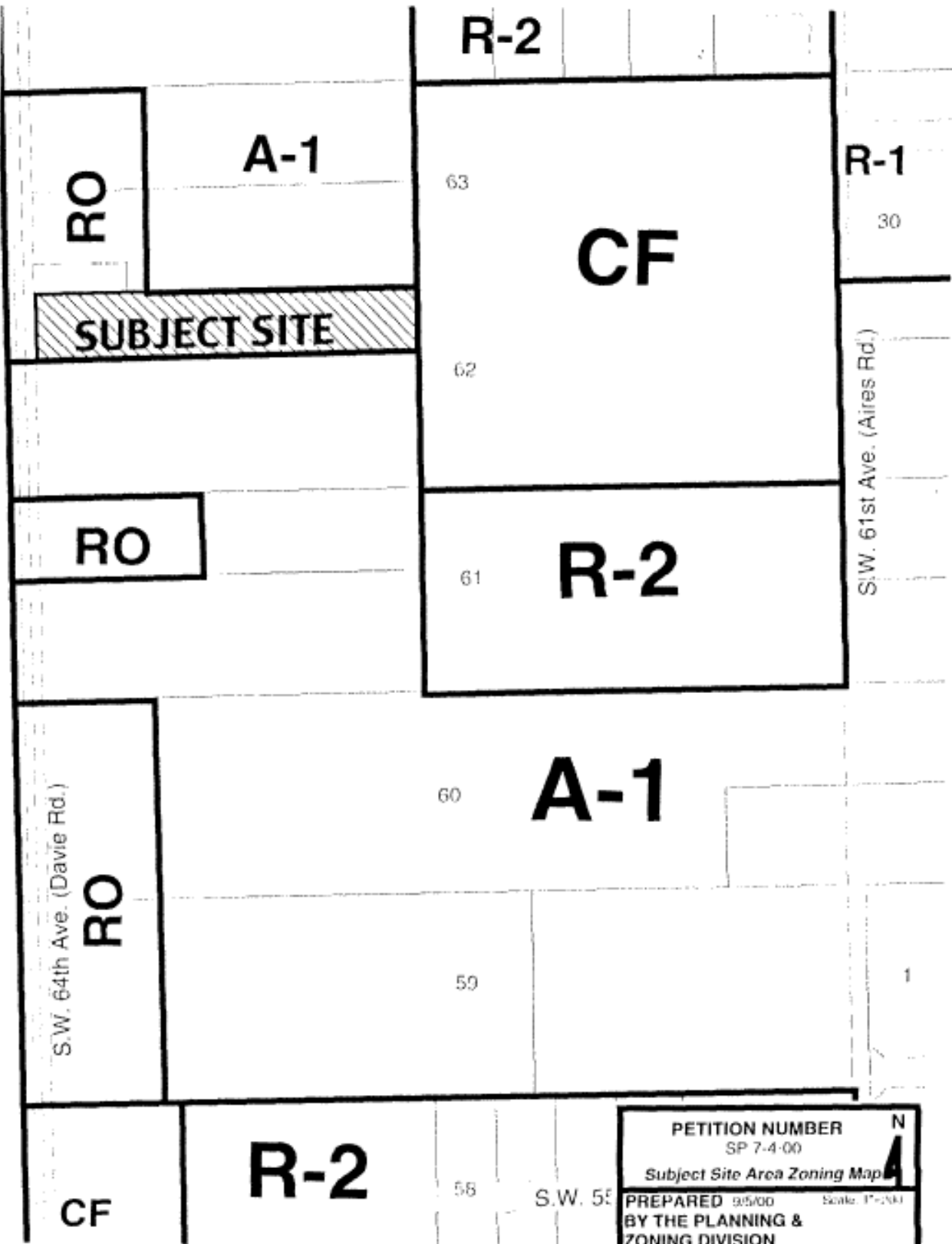
PETITION NUMBER
SP 7-4-00
Subject Site Area
Future Land Use Plan

N

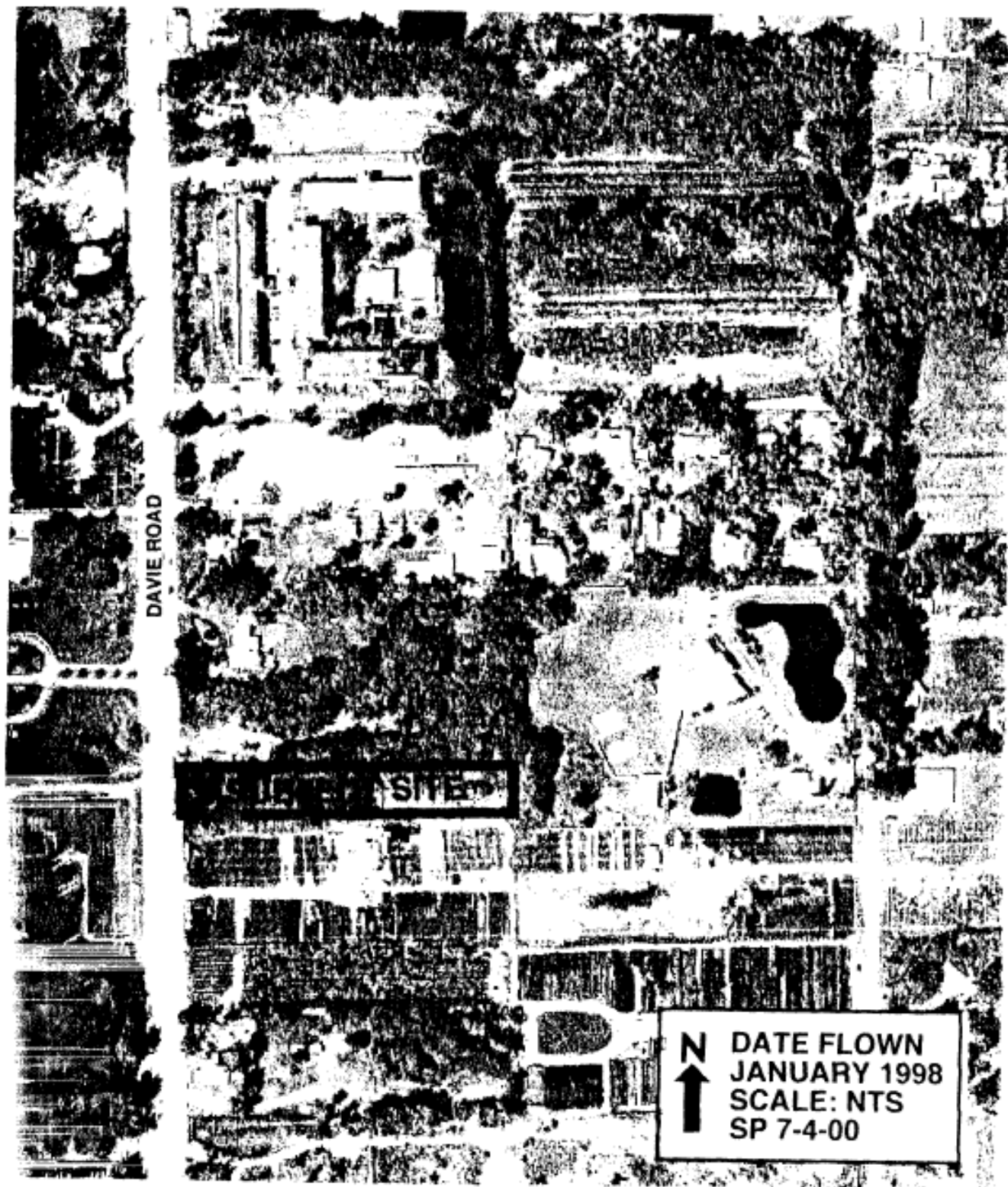
4

PREPARED 9/15/00
BY THE PLANNING &
ZONING DIVISION

Scale: 1"=200'



PETITION NUMBER		N 4
SP 7-4-00		
Subject Site Area Zoning Map		
PREPARED	9/5/00	Scale: 1"=500'
BY THE PLANNING & ZONING DIVISION		



N
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DATE FLOWN
JANUARY 1998
SCALE: NTS
SP 7-4-00